



City of Leavenworth
100 N. 5th Street
Leavenworth, Kansas 66048

CITY COMMISSION REGULAR MEETING
COMMISSION CHAMBERS
TUESDAY, JUNE 9, 2026 6:00 P.M.

Welcome to your City Commission Meeting – Please turn off or silence all cell phones during the meeting
Meetings are available for viewing on YouTube

CALL TO ORDER – Pledge of Allegiance Followed by Silent Meditation

AWARDS and PROCLAMATIONS:

1. Mayor’s Award
2. Proclamations: (pg. 02)
 - a. Celebration of Juneteenth
 - b. Pride Month

OLD BUSINESS:

Consideration of Previous Meeting Minutes:

3. Minutes from May 26, 2026 Regular Meeting **Action:** Motion (pg. 04)

Second Consideration Ordinances:

4. Second Consideration Ordinance No. 8283 Rezoning 2812 Home Place and 00000 Limit Street from Medium Density Single Family Residential District (R1-9) to High Density Single Family Residential District (R1-6) **Action:** Roll Call Vote (pg. 09)

NEW BUSINESS:

Public Comment: *Public comments are limited to 3 minutes per speaker. In the interest of time, we ask that groups wishing to speak limit their public comment to one presenter. This is an opportunity for the City Commission to hear the thoughts of the public prior to conducting official City business. The Mayor, City Commission, and City staff have been asked not to respond to those giving public comment, and action may not be taken by the Commission on public comment items. The Mayor may direct staff to follow-up with specific individuals after the meeting. When speaking, please state your name and address. A signup sheet will be provided in the commission chambers for anyone wishing to speak.*

Consent Agenda:

Claims for May 22, 2026 through June 4, 2026, in the amount of \$1,565,758.96; Net amount for Payroll #11 effective May 29, 2026 in the amount of \$443,690.74 (No Police & Fire Pension). **Action:** Motion

Other:

Adjournment **Action:** Motion

City of Leavenworth, Kansas



Proclamation

- WHEREAS,** *On January 1, 1863, President Abraham Lincoln signed the Emancipation Proclamation freeing "All Persons held as Slaves" in the Confederate States; and*
- WHEREAS,** *when Union Troops entered Galveston Bay, Texas on June 19, 1865, the enslaved black people of Galveston, Texas, finally learned that they had been free for two years; and*
- WHEREAS,** *June 19th became the recognized day of celebration, and called "Juneteenth" ("Freedom Day") by the former enslaved people of Galveston, Texas; and*
- WHEREAS,** *the newly freed people began to migrate to other parts of the country, they shared their celebration of Juneteenth in their new Black Communities, and the celebration has spread throughout our Country; and*
- WHEREAS,** *Juneteenth is a day of grave remembrance of a dark period in our Nation's history, it is also a day of recognition of hope for the descendants of the black people who survived enslavement; and*
- WHEREAS,** *our Country continues to heal, the recognition of Juneteenth as a Federal Holiday, renews the hope that our country's promise of freedom and equality for all Americans can come true; and*
- WHEREAS,** *the citizens of Leavenworth, Kansas will gather on June 13, 2026 to celebrate Juneteenth with a parade and festival because sharing traditions with fellow community members create strong bonds that transcend differences.*

NOW, THEREFORE, *I, Nancy D. Bauder, Mayor of the City of Leavenworth, Kansas hereby congratulate and recognize:*

The 2026 Celebration of Juneteenth

IN WITNESS WHEREOF, *I set my hand and have affixed the Great Seal of the City of Leavenworth, Kansas this ninth day of June in the year of two thousand and twenty-six.*

Nancy D. Bauder, Mayor

ATTEST:

Sarah Bodensteiner, CMC, City Clerk

City of Leavenworth, Kansas



Proclamation

WHEREAS, *the City of Leavenworth is a friendly and welcoming community that celebrates, promotes, and recognizes the importance of diversity, equality, and inclusion; and*

WHEREAS, *the City of Leavenworth is dedicated to fostering acceptance of all its residents and preventing discrimination and mistreatment; and*

WHEREAS, *the City of Leavenworth is strengthened by and thrives upon the rich diversity of ethnic, cultural, racial, and gender identities of its residents; and*

WHEREAS, *the City of Leavenworth is dedicated to honoring the experiences, contributions, and rights of LGBTQ+ individuals; and*

WHEREAS, *the City of Leavenworth reaffirms our commitment to fostering an inclusive environment where everyone can live authentically and freely.*

NOW, THEREFORE, *I, Nancy D. Bauder, Mayor of the City of Leavenworth, Kansas hereby proclaim June 2026 to be:*

Pride Month

and let us stand together in solidarity, celebrate diversity, and work toward a future where love and identity are celebrated without fear or discrimination.

IN WITNESS WHEREOF, *I set my hand and have affixed the Great Seal of the City of Leavenworth, Kansas this ninth day of June in the year of two thousand and twenty-six.*

Nancy D. Bauder Mayor

ATTEST:

Sarah Bodensteiner, CMC, City Clerk



CALL TO ORDER - The Governing Body met for a regular meeting and the following commission members were present in the commission chambers: Mayor Nancy Bauder, Mayor Pro Tem Rebecca Hollister, Commissioners Sam Maxwell, Holly Pittman and Joe Wilson.

Staff members present: City Manager Scott Peterson, Assistant City Manager Penny Holler, Fire Chief Gary Birch, Battalion Chief Erin Bartlett, Police Chief Patrick Kitchens, Deputy Police Chief Maj. Dan Nicodemus, Deputy Parks & Recreation Director Brian Bailey, Public Works Director Brian Faust, WPC Superintendent Tim Guardado, Deputy WPC Superintendent Jon Lemke, Planning & Community Development Director Kim Portillo, Assistant to the City Manager Trevor Cook, Public Information Officer Melissa Bower, City Attorney David E. Waters and City Clerk Sarah Bodensteiner.

Mayor Bauder asked everyone to stand for the pledge of allegiance followed by silent meditation.

OLD BUSINESS:

Consideration of Previous Meeting Minutes:

Commissioner Maxwell moved to accept the minutes from the May 12, 2026, regular meeting. Commissioner Hollister seconded the motion and the motion was unanimously approved. Mayor Bauder declared the motion carried 5-0.

NEW BUSINESS:

Public Comment: *(Public comment is limited to 3 minutes)*

Bill Kerns, 1032 2nd Ave.:

- Representing Leavenworth VIBE, a group that is helping make downtown better than it already is
- Doing projects downtown in the coming months; cleanup efforts in May and June's project will be art oriented
- Wants to partner with any business and the City to help the downtown thrive

General Items:

Camp Leavenworth Update – Deputy Parks & Recreation Director Brian Bailey introduced Erin Scanlon with O'Neill Events, and they provided an update on the Camp Leavenworth Festival. Updates included:

- Expanding footprint to make room for the carnival
- Adding another gate
- New food trucks and other food and drink options
- Mentioned entertainment acts, and Saturday will be youth focused acts in the morning
- Local Leavenworth groups will be performing
- 5K will be running the north loop first then the south loop
- Sponsorships have been going really well

- Chamber Chariots will be back

Annual Report from Leavenworth Police Department – Police Chief Patrick Kitchens and Deputy Police Chief Maj. Dan Nicodemus provided the 2025 annual report for the Police Department. Items covered in the report included:

- Employee Longevity
- Annual City Budget for Police Department
- Community Engagement
- Calls for Service
- Part 1 & Part 2 Crimes
- Domestic Cases
- Mental Health
- Criminal Activity
- Criminal Activity Persons-10-year trend
- Criminal Activity Property
- Criminal Activity Property-10-year trend
- Clearances
- Detective Division
- Arrests
- Narcotics Enforcement
- Traffic Accidents
- Citations
- Top Traffic Accident Locations
- DUI Arrests/Alcohol Related Accidents
- Professional Standards Investigations
- Use of Force
- Battery of Law Enforcement Officer
- Bomb Unit
- Fire Calls Processed by PD Communications
- Animal Control

Demonstrated new software within the department to show how it assists the officers, and assisting in improving policing city-wide.

Annual Report from Leavenworth Fire Department – Chief Gary Birch and Battalion Chief Erin Bartlett provided the 2025 annual report for the Fire Department. Items covered in the report included:

- Employee Longevity
- Annual City Budget for Fire Department
- Department’s Vision and Mission
- Total Incidents
- Emergency Response Activity
- Risk Reduction and Public Engagement
- Training and Professional Development
- Capital Improvements
- Progress Update on Fire Station #3

Acceptance of Land for Public Utilities for McDonalds Second Addition Final Plat - Planning & Community Development Director Kim Portillo presented for acceptance the dedication of land for public utilities for McDonalds Second Addition Final Plat. The request involves a 1.01 acre, 1 lot preliminary and final plat for the McDonalds Second Addition commercial development located at 713 Metropolitan Avenue. The property is currently zoned General Business District and property is currently occupied by an underutilized shopping center. The applicant intends to demolish the existing structure on the site and redevelop the property with a McDonald's restaurant. The final plat includes dedication of land for public purposes in the form of sidewalk easements. A water easement will be granted to Leavenworth Waterworks and does not require acceptance by the City Commission. The preliminary and final plats was considered by the Planning Commission on May 4, 2026 and received approval.

Commissioner Hollister moved to accept the dedication of land for public utilities for McDonalds Second Addition Final Plat. Commissioner Wilson seconded the motion and the motion was unanimously approved. Mayor Bauder declared the motion carried 5-0.

Resolutions:

Resolution B-2422 Kansas Summer Spirit Festival Possession & Consumption of Alcohol – City Clerk Sarah Bodensteiner presented for consideration a resolution designating the Kansas Summer Spirit Festival as a Special Event and authorizing the possession and consumption of alcoholic liquor within the designated event area pursuant to K.S.A. 41-719. The Commission previously approved street closures for the festival on April 28, 2026. The event is scheduled for June 25–27, 2026, and will be held in the 300–400 block of Cherokee Street and the City-owned parking lot at 4th and Cherokee Street, featuring live music, vendors, food and beverages, activities, and entertainment. Approval of the Resolution is required under state statute to permit alcoholic beverages within the designated festival area. Cherokee Street between the 300–400 blocks will be closed during the event, and the alcohol-friendly area will be clearly marked in accordance with state law.

Commissioner Maxwell moved to approve and adopt Resolution B-2422 as presented. Commissioner Hollister seconded the motion and the motion was unanimously approved. Mayor Bauder declared the motion carried 5-0.

Resolution B-2423 Adopting Rules and Regulations Regarding Removal of Members of City Advisory Boards & Commissions – City Manager Scott Peterson presented a proposed resolution addressing the removal of appointees serving on the Planning Commission and on various boards, commissions, committees, and organizations not established in City Code. Staff identified that while City Code provides appointment and, in some cases, removal procedures for certain advisory boards based on attendance, no formal removal mechanism currently exists for Planning Commission members or for City-appointed representatives serving on outside organizations such as Grow Leavenworth County, Main Street, and LCDC. The proposed resolution would authorize the Mayor, with consent of the City Commission, to remove Planning Commission members and would allow the applicable appointing authority to remove City appointees serving on boards or organizations not established in City Code, unless prohibited by the organization's bylaws or governing documents. Commissioners discussed revising the Resolution to require a supermajority to remove a member of a board versus a simple majority; there was not a consensus to add this revision. Staff was directed to begin work on a holistic review and include in the review consideration of a supermajority to remove a member of a volunteer board.

Commissioner Hollister moved to approve and adopt Resolution B-2423 as presented. Commissioner Maxwell seconded the motion and the motion was unanimously approved. Mayor Bauder declared the motion carried 5-0.

Bids, Contracts and Agreements:

Consider Approval to Purchase Two Grit Pumps for WPC – Public Works Director Brian Faust presented for approval a request to purchase two new CHOPX4A Pumps for Water Pollution Control (WPC). The two grit handling system were originally installed in 2007 and have remained in continuous service for nearly two decades. Over the years, multiple replacement parts and repairs have been required to maintain operation due to severe service conditions within the grit system. These pumps operate in extremely harsh environment where abrasive materials such as sand, grit, gravel and other solids are constantly passing through the system. The continued exposure to these abrasive materials has caused significant wear on internal pump components, which have developed holes and excessive deterioration over time. The recurring wear has increased maintenance demands, reduced pumping efficiency and created a higher risk of unexpected equipment failure and operational downtime. The purchase is considered an emergency repair to the grit removal system and is necessary to protect downstream equipment and infrastructure from excessive wear, abrasion, clogging, and mechanical damage caused by sand, gravel and other abrasive materials present in the influent flow. It was determined that the extent of wear and damage to the pump components would make repairs more costly than purchasing a new replacement pump. WPC Staff have performed temporary repairs to keep the pump operational, however, the pump remains in poor condition and could fail at any time, creating a significant risk to continued grit system operation. The cost for the purchase will come from the Wastewater Treatment Plan budget and funds are available.

Commissioner Hollister moved to approve the quote for the cost of repair and installation of two new CHOPX4A pumps with C&B Equipment, in the amount not to exceed \$100,758.00 plus freight. Commissioner Maxwell seconded the motion and the motion was unanimously approved. Mayor Bauder declared the motion carried 5-0.

First Consideration Ordinances:

First Consideration Ordinance to Rezone 2812 Home Place and 00000 Limit Street from Medium Density Single Family Residential District (R1-9) to High Density Single Family Residential District (R1-6) - Planning & Community Development Director Kim Portillo presented for consideration an ordinance to rezone 2812 Home Place and 00000 Limit Street from Medium Density Single Family Residential District (R1-9) to High Density Single Family Residential District (R1-6). The site includes one developed parcel (2812 Home Place), currently occupied by a single-family residence, and one vacant parcel (00000 Limit Street). The purpose of the request is to reconfigure the two parcels into compliant residential lots that meet dimensional standards under the proposed zoning district and allow for an additional single-family home. The Planning Commission took action on this item at their May 4, 2026 meeting and voted 6-0 to recommend approval of the rezoning request. Ms. Portillo reviewed the Conditions of Determination that were referenced in the Policy Report.

There was consensus by the Commission to place the ordinance on first consideration.

Consent Agenda:

Commissioner Wilson moved to approve claims for May 8, 2026 through May 21, 2026, in the amount of \$1,243,803.11; Net amount for Payroll #10 effective May 15, 2026 in the amount of \$432,732.52 (Includes Police & Fire Pension in the amount of \$7,966.80). Commissioner Maxwell seconded the motion and the motion was unanimously approved. Mayor Bauder declared the motion carried 5-0.

Other:

City Manager Scott Peterson:

- Commented on the Leavenworth VIBE group and they will receive staff support for their projects
- CoreCivic Community Relations Board met today and it was a good meeting

Commissioner Hollister:

- Attended the wreath ceremony for Memorial Day; it was an honor to participate
- Leavenworth VIBE has a call for artists
- Youth Advisory Commission applications are due soon

Commissioner Pittman:

- Will be out on Saturday with Leavenworth VIBE

Mayor Bauder:

- Noted the Memorial Day ceremony was beautiful

Adjournment:


Commissioner Maxwell moved to adjourn the meeting. Commissioner Hollister seconded the motion and the motion was unanimously approved and the meeting was adjourned.

Time Meeting Adjourned 7:12 p.m.

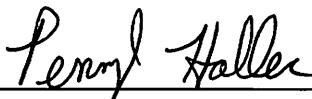
Minutes taken by City Clerk Sarah Bodensteiner, CMC

**POLICY REPORT
SECOND CONSIDERATION ORDINANCE 8283
TO REZONE 2812 HOME PLACE AND 00000 LIMIT STREET
FROM MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT (R1-9)
TO HIGH DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT (R1-6).**

JUNE 9, 2026



Sarah Bodensteiner, CMC
City Clerk



Scott Peterson
City Manager

BACKGROUND:

At the May 26, 2026 City Commission regular meeting the City Commission reviewed and placed on first consideration:

**AN ORDINANCE AMENDING THE DEVELOPMENT REGULATIONS, APPENDIX
A OF THE CODE OF ORDINANCES OF THE CITY OF LEAVENWORTH, KANSAS
BY REZONING 2812 HOME PLACE AND 00000 LIMIT STREET FROM MEDIUM
DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT (R1-9) TO HIGH DENSITY
SINGLE FAMILY RESIDENTIAL DISTRICT (R1-6).**

There have been no changes to the ordinance since first introduced. Ordinance No. 8283 is now presented for second consideration and requires a roll call vote.

ATTACHMENTS:

- Ordinance No. 8283

(Summary Published in the Leavenworth Times on June 13, 2026)

ORDINANCE NO. 8283

AN ORDINANCE AMENDING THE DEVELOPMENT REGULATIONS, APPENDIX A OF THE CODE OF ORDINANCES OF THE CITY OF LEAVENWORTH, KANSAS BY REZONING 2812 HOME PLACE AND 00000 LIMIT STREET FROM MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT (R1-9) TO HIGH DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT (R1-6).

WHEREAS, under the Development Regulations, Appendix A of the Code of Ordinances of the City of Leavenworth, Kansas, the Governing Body of the City of Leavenworth is given the power to amend, supplement or change existing zoning regulations within said City; and

WHEREAS, the City Planning Commission, after fully complying with the requirements of the Code of Ordinances of the City of Leavenworth, Kansas, held a public hearing on the 4th day of May 2026 in the Commission Room, 1st Floor of City Hall, 100 N. 5th Street, Leavenworth, Kansas. The official date and time set as was published in the Leavenworth Times newspaper on the 8th day of April 2026 and notice of the public hearing was mailed to all property owners as required by K.S.A. 12-757(b); and

WHEREAS, upon a motion made, duly seconded, and passed, the Planning Commission adopted findings of fact and recommended approval of the request Rezoning of 2812 Home Place, Leavenworth Kansas and 00000 Limit Street, Leavenworth Kansas from Medium Density Single Family Residential District (R1-9) to High Density Single Family Residential District (R1-6); and

WHEREAS, upon a roll call vote duly passed, the Governing Body adopted the findings of fact and conclusions to rezone the property described herein.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LEAVENWORTH, KANSAS:

Section 1: That the following described property, to-wit, is hereby rezoned from Medium Density Single Family Residential District (R1-9) to High Density Single Family Residential District (R1-6).

Lot 14, less the West 50 feet, Block 35, South Side Park Subdivision, City of Leavenworth, Leavenworth County, Kansas.

AND

The West 50 feet of Lot 14, Block 35, SOUTH SIDE PARK, a subdivision of City of Leavenworth, County of Leavenworth, State of Kansas.

As Replatted As

Lot 1 and Lot 2, LIMITS HOME ADDITION, a Replat of Lot 14, Block 35, South Side Park, a Subdivision of Land in the City of Leavenworth, Leavenworth County, Kansas.

And more commonly referred to as **2812 Home Place and 00000 Limit Street, Leavenworth, Kansas.**

Section 2: That the “Zoning District Map” adopted under the Development Regulations, Appendix A of the Code of Ordinances of the City of Leavenworth, Kansas shall be and the same is hereby amended to conform to the rezoning as set forth in Section 1 above.

Section 3: That this Ordinance shall take effect and be in force from and after its passage, approval and summary publication in the official City newspaper of the City of Leavenworth, Kansas, as provided by law.

PASSED and APPROVED by the Governing Body on the 9th day of June, 2026.

Nancy D. Bauder, Mayor

{Seal}

ATTEST:

Sarah Bodensteiner, CMC, City Clerk